

# CITY of CLOVIS

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	67,700
Annual Single-Family Units Permitted (1996-98, Avg.):	350
Annual Multi-Family Units Permitted (1996-98, Avg.):	98
Total Annual Residential Units Permitted (1996-98, Avg.):	448

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-none

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: North Clovis  
East Shaw Avenue @ Temperance Avenue

iii. Expected Environmental Assessment Determination: Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street + 1 lane in opposite direction, median strip, curb, gutter, sidewalk, st. lights, perimeter walls, utility undergrounding, st. trees, landscaping, bus stops; possible traffic signalization
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, hydrants, sidewalks, st. lights, full infrastructure devt, utility undergrounding, fencing
-Common Amenities / Open Space:	-discretionary negotiation for pocket park; bikeway and trail program compliance; fees
-Project Management Requirements:	-Conditions of Approval; Home Owners Association; participation in a Landscape, Lighting & Maintenance District
-Typical Reporting:	-possible geotechnical

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	71.06
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	185,958
Total Valuation per 25 Unit Subdivision Model	4,648,950

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,500
Zone Change Application Fee	flat		1,250
Precise Development Plan Fee	1500 flat + 10/lot		1,750
Site Plan Review Fee	1500 flat + 25/lot		2,125
Tentative Tract Map Fee	2000 flat + 25/lot		2,625
Final Map Fee	1000 flat + 20/lot		1,500
Environmental Assessment / Neg Dec Fee	flat		1,850
<b>Subtotal Planning Fees</b>			<b>13,600</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	648.00	16,200
Plan Check Fee	25% of Bldg Permit	162	4,050
Strong Motion Instrumentation Fee (SMIP)	0.0001 x val'n	18.60	465
Microfilm / Copy Fee	1.50 / sheet @ 30 sheets		45
Electrical Permit Fee	fixture count	140	3,500
Plumbing Permit Fee	fixture count	90	2,250
Mechanical Permit Fee	fixture count	90	2,250
Grading Plan Check Fee	25% of val'n @ 35K		8,750
Grading Permit Fee	1997 UBC		325
Engineering Public Imprvts Inspection Fee	6% 1st 10K + 3.5% next 490K		23,150
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>60,985</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Clovis Unified School District Facility Fee	1.93 / sf	4,825	120,625
Landscape, Lighting & Maintenance Dist. Fee	flat per unit	71	1,775
City - Sewer Connection Fee	flat per unit	80	2,000
City - Major Sewer Facilities Fee	flat per unit	3,734	93,350
City - Oversize Sewer Fee	275 per gross acre <sup>1</sup>		1,722
City - Sewer Frontage Fee	10.10 / LF @ 1500 LF		15,150
City - Water Major Facilities Fee	flat per unit	1,575	39,375
City - Oversize Water Fee	370 per gross acre <sup>1</sup>		2,316
City - Water Frontage Fee	11.30 / LF @ 1500 LF		16,950
City - Water Meter Fee	flat per meter	301	7,525
City - SF Outside Travel Lane Fee	9278 per gross acre <sup>1</sup>		58,080
City - SF Center Travel Lane Fee	4443 per gross acre <sup>1</sup>		27,813
City - SF Traffic Signal Fee	1229 per gross acre <sup>1</sup>		7,694
City - SF Bridge Fee	130 per gross acre <sup>1</sup>		814
City - Street Fee Administration Charge	3% of previous street charges above		2,194
City - Undergrounding Overhead Fee	3016 per gross acre <sup>1</sup>		18,880
City - Undergrounding Administration Charge	3% of previous undergrounding charges above		566
City - Community Sanitation Fee	flat per unit	210	5,250
City - Parks and Recreation Fee	flat per unit	575	14,375
City - Fire Department Fee	flat per unit	265	6,625
Metro Area - Fresno Flood Control Dist. Fee	Area 3G - NE corner @ 6580/acre		41,191
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>484,269</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>558,854</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>22,354</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Central Clovis Clovis Avenue @Bullard Avenue
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-upgrade to current citywide infrastructure standards; repair existing if needed; fencing
-Typical Reporting	-none

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	71.06
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	185,958

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	648.00	648
Plan Check Fee	25% of Bldg Permit	162	162
Strong Motion Instrumentation Fee (SMIP)	0.0001 x val'n	18.60	19
Microfilm / Copy Fee	1.50 / sheet @ 15 sheets		23
Electrical Permit Fee	fixture count	140	140
Plumbing Permit Fee	fixture count	90	90
Mechanical Permit Fee	fixture count	90	90
Grading Plan Check Fee	25% of val'n @ 7K		1,750
Grading Permit Fee	1997 UBC		209
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>3,131</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Clovis Unified School District Facility Fee	1.93 / sf	4,825	4,825
Landscape, Lighting & Maintenance Dist. Fee	flat per unit	71	71
City - Sewer Connection Fee	flat per unit	80	80
City - Major Sewer Facilities Fee	flat per unit	3,734	3,734
City - Oversize Sewer Fee	275 per gross acre <sup>1</sup>		50
City - Sewer Frontage Fee	10.10 / LF @ 60 LF		606
City - Water Major Facilities Fee	flat per unit	1,575	1,575
City - Oversize Water Fee	370 per gross acre <sup>1</sup>		67
City - Water Frontage Fee	11.30 / LF @ 60 LF		678
City - Water Meter Fee	flat per meter	301	301
City - SF Outside Travel Lane Fee	1548 per gross acre <sup>1</sup>		279
City - SF Traffic Signal Fee	440 per gross acre <sup>1</sup>		79
City - SF Bridge Fee	110 per gross acre <sup>1</sup>		20
City - Street Fee Administration Charge	3% of previous street charges above		11
City - Undergrounding Overhead Fee	1411 per gross acre <sup>1</sup>		254
City - Undergrounding Administration Charge	3% of previous undergrounding charges above		8
City - Community Sanitation Fee	flat per unit	210	210
City - Parks and Recreation Fee	flat per unit	575	575
City - Fire Department Fee	flat per unit	265	265
Metro Area - Fresno Flood Control Dist. Fee	Area 3G - NE corner @ 6580/acre		1,184
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>14,872</b>
<b>Total Fees for Single-Family Infill Unit Model (total of subtotals above)</b>			<b>18,003</b>

## D. 45 UNIT MULTI-FAMILY MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	East Clovis East Shaw Avenue @ Temperance Avenue
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration

**iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street + 1 lane in opposite direction, median strip, curb, gutter, sidewalk, st. lights, perimeter walls, utility undergrounding, st. trees, landscaping, bus stops; possible traffic signalization
-Internal Site Improvements:	-no dedication of streets req'd; full infrastructure devt & easement dedication, full street, curbs, gutters, sidewalks one side only, hydrants, adequate lighting, utility undergrounding, landscaping
-Common Amenities / Open Space:	-discretionary negotiation for common amenities, typical includes: club house, pool, turf space, hardcourt rec space; bikeway & trail program compliance; fees
-Project Management Requirements:	-participation in Landscape, Lighting & Maint. Dist; on-site manager req'd
-Typical Reporting:	-possible geotechnical and traffic reports

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	71.06
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	75,214
Total Valuation per 45 Unit Multi-Family Development Model	3,384,630

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,500
Zone Change Application Fee	1750 flat + 25/acre		1,825
Precise Development Plan Fee	1500 flat + 10/lot		1,950
Site Plan Review Fee	1500 flat + 25/lot		2,625
Environmental Assessment / Neg Dec Fee	flat		1,850
<b>Subtotal Planning Fees</b>			<b>10,750</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	358.00	16,110
Plan Check Fee	25% of Bldg Permit	233	10,485
Strong Motion Instrumentation Fee (SMIP)	0.0001 x val'n	7.52	338
Microfilm / Copy Fee	1.50 / sheet @ 30 sheets		45
Electrical Permit Fee	fixture count	75	3,375
Plumbing Permit Fee	fixture count	65	2,925
Mechanical Permit Fee	fixture count	65	2,925
Grading Plan Check Fee	25% of val'n @ 28K		7,000
Grading Permit Fee	1997 UBC		296
Engineering Public Imprvts Inspection Fee	6% 1st 10K + 3.5% next 490K		23,150
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>66,649</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Clovis Unified School District Facility Fee	1.93 / sf	1,930	86,850
Landscape, Lighting & Maintenance Dist. Fee	flat per unit	71	3,195
City - Sewer Connection Fee	flat per unit	80	3,600
City - Major Sewer Facilities Fee	flat per unit	3,734	168,030
City - Oversize Sewer Fee	275 per gross acre <sup>1</sup>		987
City - Sewer Frontage Fee	10.10 / LF @ 855 LF		8,636
City - Water Major Facilities Fee	flat per unit	1,575	70,875
City - Oversize Water Fee	370 per gross acre <sup>1</sup>		1,328
City - Water Frontage Fee	11.30 / LF @ 855 LF		9,662

City - Water Meter Fee	flat per meter	301	13,545
City - SF Outside Travel Lane Fee	23,196 per gross acre <sup>1</sup>		83,274
City - SF Center Travel Lane Fee	11,107 per gross acre <sup>1</sup>		39,874
City - SF Traffic Signal Fee	3,074 per gross acre <sup>1</sup>		11,036
City - SF Bridge Fee	326 per gross acre <sup>1</sup>		1,170
City - Street Fee Administration Charge	3% of previous street charges above		3,146
City - Undergrounding Overhead Fee	3016 per gross acre <sup>1</sup>		10,827
City - Undergrounding Administration Charge	3% of previous undergrounding charges above		325
City - Community Sanitation Fee	flat per unit	100	4,500
City - Parks and Recreation Fee	flat per unit	575	25,875
City - Fire Department Fee	flat per unit	265	11,925
Metro Area - Fresno Flood Control Dist. Fee	Area 3G - NE corner @ 7110/acre (zone R2)		25,525
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>584,185</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>661,584</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>14,702</b>

**Notes:** <sup>1</sup>The Clovis Planning & Development Services Dept includes the area of adjacent arterials and streets within the calculation of gross acreage for calculation purposes. Total gross acreage for SF tract = 6.26 acres; for SF infill = .18 acres; and for the MF development = 3.59 acres